



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
1st FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, 300 N. CAMPBELL
FEBRUARY 10, 2014
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 1st Floor, City Hall Building, February 10, 4:00 p.m.

The following commissioners were present:

Chairman David Berchermann
Commissioner Beatriz Lucero
Commissioner Randy Brock
Commissioner Cesar Gomez
Commissioner John L. Moses

The following commissioners were not present:

Commissioner Edgar Lopez
Commissioner Ricardo Fernandez
Commissioner William C. Helm II

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, City Development Department, Planning Division
Ms. Kristen Hamilton, Assistant City Attorney, City Attorney's Office

Chairman Berchermann called the meeting to order at 4:07 p.m., quorum present.

CHANGES TO THE AGENDA

None.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

Mayor
Oscar Leeser

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II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP14-00002:** 6 Sunset Heights 80 ft. of S. 5 ft. of 79, City of El Paso, El Paso County, Texas
- Location: 309 W. Yandell Drive
- Historic District: Sunset Heights
- Property Owner: Mark A. Lopez
- Representative: Manuel Ramirez
- Representative District: 8
- Existing Zoning: A-3/H (Apartments/Historic)
- Year Built: 1938
- Historic Status: Contributing
- Request: Certificate of Appropriateness for the construction of an addition, a deck and a railing and the modification of masonry openings to accommodate new windows and doors at the rear façade.
- Application Filed: 1/27/14
- 45 Day Expiration: 3/13/14

Ms. Velázquez gave a presentation and noted the property owner sought approval for a Certificate of Appropriateness for the construction of an addition, a deck and a railing and the modification of masonry openings to accommodate new windows and doors at the rear façade. The property owner is in the process of rehabilitating the structure.

As photos of the property in 2000 and 2014 were shown, Ms. Velázquez noted the property is located adjacent a parking lot. She explained that the addition, previously located in the rear, was removed at the request of the Building and Standards Commission. Ms. Velázquez explained the Building and Standards Commission has authority to demand certain structures be removed should they become a health and safety issue. The Building and Standards Commission can bypass other boards and commissions, as was case for this structure.

Where the addition once was, doors and windows are now visible. The windows look original because the brick matched the existing brick; additionally, segmental arches are visible above the windows. Nowadays, Ms. Velázquez noted, segmental arches are rarely seen.

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Ms. Velázquez explained the property owner has proposed a new addition, with a new deck and railings. The proposed railings will be wood, with wood posts. In the rear, the property owner plans to convert the doors that were once windows, back to windows – one-over-one windows. The proposed new addition will be visible from the parking lot, a private property, which is technically not right-of-way.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*
- *Locate decks at the rear of the structure, or in a location not readily visible from the street.*
- *Decks should be of materials and dimensions that do not monopolize the rear elevation or significantly detract from the architecture of the building.*
- *It is not appropriate to install decks that require the removal of historic materials, or otherwise damage or obscure architectural features. Design and construct decks so that they may be removed in the future without damage to the historic structure.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations.*
- *Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*

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- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. *Architectural and historical compatibility*
 - b. *Comparison to original profile*
 - c. *Level of significance of original doors and windows to the architectural style of the building.*
 - d. *Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Commissioner Moses asked what is the purpose of the addition.

Ms. Velázquez responded a laundry room and additional storage space.

Chairman Berchermann noted, in the rear, the brick looks as though if it had been painted white. He commented on a portion on the left.

Ms. Velázquez concurred with Chairman Berchermann. She will ask the contractor if he is willing to remove the paint.

Mr. Diego Ramirez, contractor, explained the painted portion used to be the actual interior of the house, the actual face of the house from the inside. He spoke with the property owner regarding removing the paint and Mr. Ramirez thought he would sandblast the brick to remove the white paint.

Chairman Berchermann asked Mr. Ramirez to work with Ms. Velázquez regarding removal of and matching the color of the brick.

Mr. Manny Ramirez, contractor, explained that he also spoke with the property owner regarding the color of the brick. The property owner would like to brick color to be white.

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Ms. Velázquez replied the Historic Preservation Office does not permit sandblasting as this causes significant damage. She will work with the contractors to explore other possible options and paint colors.

Commissioner Gomez asked the contractors to work with Ms. Velázquez regarding the aesthetics of the doorway, specifically the brick that will be used to fill in the doorway on the second floor.

Ms. Velázquez explained the contractors will use recycled brick to try to match the existing brick. Furthermore, new windows will be installed where the plywood is currently.

MOTION:

Motion made by Commissioner Moses, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE.

2. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. February 10, 2014 deadline for HLC members to request for agenda items to be scheduled for the February 24, 2014 meeting. February 24, 2014 deadline for HLC members to request for agenda items to be scheduled for the March 10, 2014 meeting.

UPDATE REGARDING THE PROPERTY LOCATED ON YANDELL

Commissioner Gomez referred to an email he sent to Ms. Velázquez regarding the Tudor style home located on Yandell.

Ms. Velázquez replied she had forwarded Commissioner Gomez' email to Code Enforcement staff and, as of today, has not received a response. She will forward the Commissioner's email to Code Enforcement staff once again. She did speak with the property owner, approximately a year or two ago, regarding new roofing. The property owners wanted to install a fish-scale pattern asphalt shingle, which she explained was not appropriate for that style of home. She has not heard from the property owners since then.

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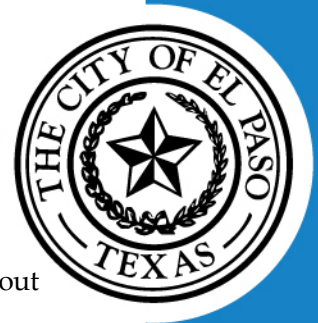
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Commissioner Gomez noticed the property owners actively installing grout on the stairway when he drove by.

Ms. Velázquez stated she would contact Code Enforcement staff.

HLC Staff Report

3. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda.

Chairman Berchermann asked commissioners if they had any comments and/or questions for staff. *There were none.*

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT.

Other Business

4. Approval of Regular Meeting Minutes for January 27, 2014

Chairman Berchermann asked commissioners if they had any additions, corrections, and/or revisions for staff. *There were none.*

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Moses AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR JANUARY 27, 2014.

MOTION:

Motion made by Chairman Berchermann, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:23 P.M.

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